

**SURVEYOR'S NOTES:**

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), realization 2011. Distances are surface with a combined scale factor of 1.000136506.
- Coordinates shown hereon are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983, Grid Coordinate System, no scale, no projection.
- This property lies within Zone X of the Flood Insurance Rate Map for Dallas County, Texas and Incorporated Areas, map no. 48113C0460K, with an effective date of 7/07/2014, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).
- The purpose of this plat is to create a single lot, and dedicate easements/ROW for future development.
- Improvements shown hereon are existing and to remain unless otherwise noted.
- Lot-to-lot drainage will not be allowed without property City of Dallas Engineering Division approval.

**LEGEND OF ABBREVIATIONS**

- D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

**Line Data Table**

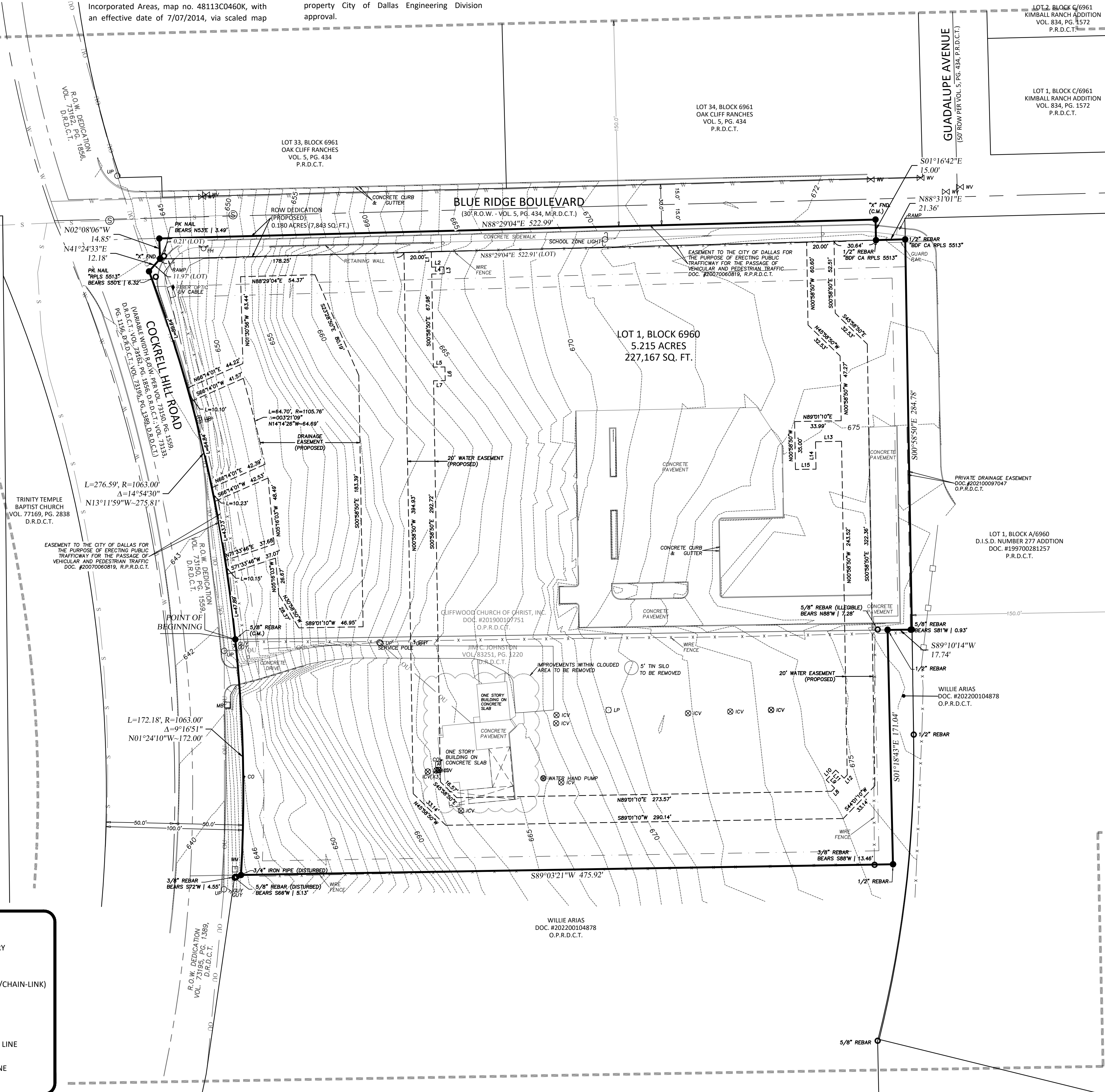
Line #	Distance	Bearing
L1	11.13'	S00°58'50"E
L2	9.00'	N88°54'46"E
L3	5.00'	S01°05'14"E
L4	9.01'	S88°54'46"W
L5	8.50'	N89°01'10"E
L6	10.00'	S00°58'50"W
L7	8.50'	S89°01'10"W
L8	3.28'	N44°01'10"E
L9	8.50'	N45°58'50"W
L10	10.00'	N44°01'10"E
L11	8.50'	S45°58'50"E
L12	3.28'	N44°01'10"E
L13	18.99'	S89°01'10"W
L14	20.00'	S00°58'50"E
L15	15.00'	S89°01'10"W

**LEGEND OF SYMBOLS**

- air conditioning unit
- irrigation control valve
- cable tv
- electric meter
- fence or guardrail
- fire dept. connection
- fire hydrant
- bollard
- area drain
- grate inlet
- gas valve
- gas meter
- gas well
- sign
- sanitary sewer manhole
- storm water manhole
- telephone manhole
- tank fill lid
- telephone pedestal
- traffic signal pole
- utility clean out
- comm. utility cabinet
- electric utility cabinet
- comm. utility vault
- elect. utility vault
- water utility vault
- utility/service pole
- utility sign
- water shutoff
- water valve
- well
- water meter
- cable tv riser
- air release valve
- utility markings
- tree
- shrub/decorative tree or tree with diameter < 4 in.
- contour lines

**LEGEND OF LINETYPES**

- SUBJECT TRACT BOUNDARY
- ADJOINING TRACT BOUNDARY
- CENTER LINE
- EASEMENT
- FENCE (WIRE/WOOD/METAL/CHAIN-LINK)
- SANITARY SEWER LINE
- STORM SEWER LINE
- WATER LINE
- GAS LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND CABLE LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD UTILITY LINE



**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF DALLAS §

WHEREAS CLIFFWOOD CHURCH OF CHRIST AND JIM C. JOHNSTON are the owners of a tract of land situated in the W.M. Crow Survey, Abstract Number 298 in the City of Dallas, Dallas County, Texas, and being that same tract of land described by deed to Cliffwood Church of Christ as recorded under Document Number 201900107751, Official Public Records, Dallas County, Texas, (O.P.R.D.C.T.), together with that same tract of land described by deed to Jim C. Johnson as recorded under Volume 83251, Page 1220, Deed Records, Dallas County, Texas, (D.R.D.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

- BEGINNING** at a 5/8 inch rebar found for the southwest corner of said Cliffwood tract, same being the northwest corner of said Johnson tract and being the beginning of a non-tangent curve to the left, having a radius of 1063.00 feet, with a delta angle of 14 degrees 54 minutes 30 seconds, whose chord bears North 13 degrees 11 minutes 59 seconds West, a distance of 275.81 feet;
- THENCE** with the perimeter and to the corners of said Cliffwood Church of Christ tract, the following calls:
- Along said non-tangent curve to the left, an arc length of 276.59 feet to a point from which a PK nail with washer stamped "RPLS 5513" found bears South 50 degrees East, a distance of 6.32 feet;
  - North 41 degrees 24 minutes 33 seconds East, a distance of 12.18 feet to an "X" cut found, from which a PK nail found bears North 53 degrees East, a distance of 3.49 feet;
  - North 02 degrees 08 minutes 06 seconds West, a distance of 14.85 feet;
  - North 88 degrees 29 minutes 04 seconds East, a distance of 522.99 feet to an "X" cut found;
  - South 01 degrees 16 minutes 42 seconds East, a distance of 15.00 feet to a 1/2 inch rebar with cap stamped, "BOF CA RPLS 5513" found;
  - North 88 degrees 31 minutes 01 seconds East, a distance of 21.36 feet to a 1/2 inch rebar with cap stamped, "BOF CA RPLS 5513" found;
  - South 00 degrees 58 minutes 50 seconds East, a distance of 284.78 feet to a point from which a 5/8 inch rebar found bears South 81 degrees West, a distance of 0.93 feet;
  - South 89 degrees 10 minutes 14 seconds West, a distance of 17.74 feet to a 1/2 inch rebar found for the northeast corner of said Johnson tract, from which a 5/8 inch rebar with an illegible cap bears North 88 degrees West, a distance of 7.28 feet;
- THENCE** with the perimeter and to the corners of said Johnson tract, the following calls:
- South 01 degrees 18 minutes 43 seconds East, a distance of 171.04 feet to a 1/2 inch rebar found for the southeast corner of said Johnson tract, from which a 3/8 inch rebar found bears South 88 degrees West, a distance of 13.46 feet;
  - South 89 degrees 03 minutes 21 seconds West, a distance of 475.92 feet to a 3/4 inch iron pipe found (disturbed) for the southwest corner of the said Johnson tract, same being the beginning of a non-tangent curve to the left having a radius of 1063.00 feet, a delta angle of 09 degrees 16 minutes 51 seconds, whose chord bears North 01 degrees 34 minutes 10 seconds West, a distance of 72.00 feet, and from which a 3/8 inch rebar found bears South 72 degrees West, a distance of 4.55 feet; and from which a 5/8 inch rebar found (disturbed) bears South 66 degrees West, a distance of 5.13 feet;
  - Along said non-tangent curve to the left an arc length of 172.18 feet, returning to the **POINT OF BEGINNING** and enclosing 5.395 acres (235,010 square feet) of land, more or less.

**OWNER'S DEDICATION**

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS**

CLIFFWOOD CHURCH OF CHRIST AND JIM C. JOHNSTON, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **PALLADIUM ADDITION**, an addition in the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever, any streets, alleys, and floodway management areas shown hereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use the same. All, and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area or working space for construction and maintenance of the systems. Additional easement area is also conveyed to installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

BY: \_\_\_\_\_

**OWNER (AGENT)**

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

WITNESS my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

BY: \_\_\_\_\_

**OWNER (AGENT)**

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

**SURVEYOR'S CERTIFICATE**

I, John H. Barton III, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monuments shown hereon were either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (a)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**PRELIMINARY**

**THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL SURVEY DOCUMENT**

**RELEASED FOR INTERIM REVIEW July 29, 2024**

John H. Barton III, R.P.L.S. No. 6737

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared John H. Barton III, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas

**PLACE COUNTY RECORDING LABEL HERE**

WITNESS my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

BY: \_\_\_\_\_

**OWNER (AGENT)**

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas

**CERTIFICATE OF APPROVAL**

I, Tony Shiddiq, Chairperson or Brent Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the \_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_ and same was duly approved on the \_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_ by said Commission.

Chairperson or Vice Chairperson  
City Plan Commission  
Dallas, Texas

Attest: \_\_\_\_\_  
Secretary

**PRELIMINARY PLAT**  
S234-178  
**PALLADIUM ADDITION**  
**LOT 1, BLOCK 6960**  
5.395 ACRES SITUATED IN THE  
W.M. CROW SURVEY, ABSTRACT #298  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

**SURVEYOR/PREPARER**

**BCS**

**BARTON CHAPA SURVEYING**

5200 State Highway 121  
Colleyville, TX 76034  
Phone: 817-864-1957  
info@bcscdfw.com  
TBPLS Firm #10194474

**ENGINEER**

CROSS ENGINEERING  
CONSULTANTS, INC.  
1720 W Virginia St, McKinney,  
TX 75069  
CONTACT: JONATHAN HAKE,  
P.E.  
972.562.4409

**OWNER/APPLICANT**

CLIFFWOOD CHURCH OF CHRIST  
3822 W. KEIST BLVD. DALLAS TX 75233

JIM C. JOHNSTON  
3626 COCKRELL HILL RD. DALLAS TX  
75233

JOB NO. 2024.014.033  
DRAWN: BCS  
CHECKED: JHB

**TABLE OF REVISIONS**

DATE	SUMMARY

**PLACE COUNTY RECORDING LABEL HERE**

**PLACE COUNTY RECORDING LABEL HERE**

**PLACE COUNTY RECORDING LABEL HERE**

SHEET:  
**VO1**